

PZ 16-010 Cashman Stahler Group, Inc. regarding improvements at J.T. Manning Elementary School, located at 200 North Linden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the maximum allowable Floor Area Ratio (FAR) in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable Lot Coverage in the R-3 Single Family Detached Residence District.
- (C) Site and landscaping approval to construct a building addition.

PRESENTATION: Natalie Kritchley, architect for the project presented an overview of the design. They do not have a monetary hardship since they are a school but the concern is a safety hardship. They are proposing a new entranceway which will improve visibility and proposing to move the office inside, create a secure entry, visitors will be buzzed in and through a lobby guard system which checks the ID against a database and checks them in and gives visitors a pass. Addition will match the existing exterior look, there will be an accessible ramp, there will be no grading due to small size of project. Setback will be 28 feet and they will be adding additional landscaping, there will be a catch basin for water. They will also be creating a restroom in the nurse's office.

PUBLIC COMMENT: Marie Charlton, resident of Westmont and school board President, shared that they have been working very hard to make sure the schools are as safe as they can be. They have been working tirelessly to make sure entrances are safe, Manning's entrance though it has a buzzer does not force visitors to enter through the office.

STAFF COMMENT: Hennerfeind stated that the applicant has two variances requests for the lot coverage and FAR and site plan and landscaping approval was requested by staff.

COMMISSIONER COMMENT:

Carmichael: looks like an excellent plan and asked about what happens if a visitor does not have a ID.
Reply: Kevin Carey stated that someone without an ID would have to be escorted.

Van Buren: this is a very good clear presentation and he supports.

Pill: loves the collaboration between the parties involved.

Thomas: well done, well thought out, keeping children safe.

Sharp: appreciates the safety and the site plan, but commented that ramp seems very close to sidewalk, possibly add some landscaping there.

Bartel: great presentations and children safety is paramount of importance.

Richard: extremely well done, asked about doors in alley. Reply: doors are slate glass with protective coating and would then be used only by staff.

FINDINGS OF FACT

- (1) YES--7; NO--0
- (2) YES--7; NO--0
- (3) YES--7; NO--0

MOTION A

Motion to recommend to the Village Board of Trustees to approve to a Zoning Code Variance request for relief from the maximum allowable Floor Area Ratio (FAR) in the R-3 Single Family Detached Residence District.

Motion by: Sharp

Second by: Pill

VOTING A

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

MOTION B

Motion to recommend to the Village Board of Trustees to approve to a Zoning Code Variance request for relief from the maximum allowable Lot Coverage in the R-3 Single Family Detached Residence District.

Motion by: Bartel

Second by: Van Buren

VOTING B

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

MOTION C

Motion to recommend to the Village Board of Trustees to approve to a Site and landscaping approval to construct a building addition.

Motion by: Pill

Second by: Thomas

VOTING C

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.